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GROW WITH PETRA

SEPTEMBER 2026



UPTOWN DISTRICT

B&B THEATRES ENTERTAINMENT

BELTON, MISSOURI

OFFERING MEMORANDUM

PETRA, LLC
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growwithpetra.com



B&B Entertainment Anchor

General Partners: PETRA,
B&B Theatres and
Clay-Pro Construction

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104,000 sq.ft. Entertainment Complex,
B&B Theater Anchor



UPTOWN DISTRICT – B&B THEATERS

The Uptown District investment opportunity is centered on a new, approximately 104,000 square-foot B&B Theatres entertainment complex designed to become the premier cinema and experiential-entertainment destination in southern Kansas City. B&B is the nation’s fifth-largest theatre chain, with more than a century of family ownership, 57 locations and 564 screens across 16 states.

The Belton complex will extend B&B’s proven model beyond traditional moviegoing by combining luxury cinema screens with indoor go-karts, arcade games, laser tag, dining, an indoor/outdoor bar and pickleball courts, creating multiple revenue streams and year-round traffic.

The timing aligns with a theatrical comeback: domestic box office reached \$6.2 billion through Aug. 3, about 15% ahead of 2025 and on pace for \$10 billion-plus, while AMC posted the best quarter in its 106-year history, Cinemark topped \$1 billion, IMAX had its best Q2 since 2019, and Gen Z and millennial audiences are driving attendance.

B&B’s own development pipeline identifies Belton as an anchoring entertainment location. The complex will anchor PETRA’s broader \$228 million, 40-acre Uptown District, which includes approximately 600 residential units, more than 45,000 square feet of retail and restaurant space, six acres of green space and two miles of trails.

With an established operator, recovered industry fundamentals and a complementary mixed-use district with a robust incentive package, the offering presents investors with a differentiated opportunity to participate in B&B’s next-generation entertainment platform.

EQUITY STACK

- 65% LTC - Construction Debt
- \$15.5M - LP Investment
- \$2.45M - GP/Co-GP Investment

PROJECTED LEVERED RETURNS

- 22.83%-27.22% IRR
- 2.40x-2.78x EM
- 9.47% Yield on Cost

PROJECTED LP TARGET RETURNS

- 20.17%-24.66% IRR
- 2.17x-2.53x EM

DEVELOPEMENT SPREAD AT SALE

250-275 BPS

HOLD PERIOD

60 Months

TOTAL PROJECT COST

\$51.33 MILLION



Strategically located in Belton, Missouri, just 25 minutes from Kansas City's vibrant core, The Uptown District taps into a powerful regional draw fueled by Belton's position in Northwest Cass County. The area's economic surge, driven by the 2.3 million-square-foot Southview Commerce Center and Amazon's 127,000-square-foot delivery station, attracts businesses and residents from across the Kansas City metro, boosting local commerce.

Belton's proximity to major highways, including I-49 and MO-58, ensures seamless connectivity, while the city's strategic vision signals sustained growth. With nearby attractions like Kansas City's cultural hubs and Belton's expanding retail and dining scene, The Uptown District is perfectly positioned to capture the region's dynamic consumer base and thriving economic momentum.

PREMIUM LOCATION

ADDRESS

Northwest corner of N. Cedar Street and Highway 58 with high interstate visibility (60,757 VPD Interstate 49)

ACRES

±40

Acres

CASS COUNTY INCOME

- Median Income - \$96,000
- Average Income - \$105,159
- Average Disposable - \$80,147
- Income Growth - 3.31 %

POPULATION

- Median Age - 40.1
- Population - 112,619
- Population Growth - 8.4%

MAJOR EMPLOYER BASE

- CPKC Railway
- Honeywell National Nuclear Security
- Belton Regional Medical Center
- Amazon Distribution
- Chewy.com Distribution
- Wal-Mart Distribution
- Quik Trip Distribution
- Progress Rail - A Caterpillar Company

SOURCES & USES			
Construction Debt	\$33,362,530	Acquisition Costs	\$2,782,000
LP	\$15,517,982	Hard Costs	\$39,770,166
PETRA & Co-GP	\$1,796,443	Soft Costs	\$7,280,441
B&B Theatres Entertainment	\$650,000	Carry Costs	\$1,494,349
TOTAL SOURCES	\$51,326,955	TOTAL USES	\$51,326,955

RETURN PROFILE			
Base Case - 3% Inc. Growth, 8.0% Exit CAP	IRR	EMx	ROI
Project Level	22.83%	2.40x	140.5%
LP	20.17%	2.17x	117.0%

SENSITIVITY			
Income Growth	Growth %	LP EMx	LP IRR
Upside	4.0%	2.29x	21.60%
Downside	1.50%	2.00	17.98%

SENSITIVITY			
Exit CAP Rate	CAP %	LP EMx	LP IRR
Upside	7.75%	2.27x	21.33%
Downside	8.75%	1.92x	16.88%

INVESTMENT OVERVIEW	
Land Area	8.8 Acres
Net Rentable Area SF	104,000
Projected Construction Months	16
Number of Retail Buildings	1.0
Equity Proceeds from Sale	\$34,416,482
Effective Gross Revenue -Untrended	\$5,154,576
Net Operating Income -Untrended	\$4,863,202

DEAL SUMMARY

INCENTIVE PROGRAM	TERM	TAX INCENTIVE	EST. VALUE	COMMENTS
Chapter 100 – Construction Materials Sales Tax Exemption	Construction Period	Sales Tax Exemption on Construction Materials	\$1,500,000	Savings on construction costs via exemption of sales tax on materials
Chapter 100 – Property Tax PILOT	20 Years	\$0.54/sf PILOT program. Year 1 PILOT payment of \$59,400.	\$11,980,045	Est. Value is the total abated taxes over the 20-year period. 3% annual escalation on yearly PILOT payment
Sales Tax Reimbursement Agreement (STRA)	17 Years	One Percent (1%) City Tax, Captured within District Reimbursed to Developer	~\$2,500,000	STRA capture applied towards qualified costs related to public improvements (i.e. parking lot, landscaping, etc.).

INCENTIVES SUMMARY

PAD	PROSPECTS	TYPE	STAGE	PROJ. CLOSE DATE	LAND SIZE SQ. FT.
Phase 1 MF – 312+ Units	Alliance Residential	Purchase	PSA	Dec 2026	892,980
B&B Theatres Entertainment	B&B Theatres Ent.	Management Agreement	Co-GP Investor	Apr 2027	382,892
Lot 4	McDonald’s	Purchase	LOI	Feb 2027	32,670
Lot 6	Cooper’s Hawk	Build-To-Suit	Site Analysis	Sep 2027	37,462
Lot 3	Betty Rae’s Ice Cream, Jerusalem Cafe	Build-To-Suit	Site Analysis	Jan 2028	33,106
Lot 10	Dunn Brothers Coffee and/or Swig	Build-To-Suit	LOI Incoming	March 2028	25,700
Lot 5	Cactus Grill & Daves Hot Chicken	Build-To-Suit	LOI, LOI Incoming	Aug 2028	45,738
Lot 9				Dec 2028	65,776
Phase 2 MF – 288+ Units	Sunflower Development Group, City Scape Residential	Co-GP on Vertical	LOIs Incoming	April 2028	255,697
Lot 11	Sonic Drive Thru and/or Little Cesars	Purchase, Build-To-Suit	Site Analysis	May 2027	67,518
TOTAL PAD SALES	11				1,832,569

DISTRICT ACTIVITY SUMMARY



DISTRICT ACTIVITY PROSPECTS

01 MARCH 2026	02 MARCH 2027	03 APRIL 2027	04 JUNE 2027	05 NOV 2028–NOV 2033+
PRELIMINARY APPROVALS	EQUITY CONTRIBUTION & LAND ACQUISITION	FINAL DEVELOPMENT PLANNING	GROUND-BREAKING	OPERATIONS BEGIN & STABILIZATION
• Pre-Application • Application Submittal • Neighborhood Meetings • Staff Review • Planning Commission Approval • City Council Approvals • Incentives, Preliminary Approval	• Identify and Secure Capital • Capital Structuring • Closing and Transfer of Title on Land • Final Design Process • Application Submittal	• Engineering • Plan Submission • Application Filing • Development Committee Review • Permitting	• Site Clearing • Mass Grading • Utility Extension • Site Corridor Construction • Walking Trails • Landscaping • Monuments and Signage	• Soft Opening • Grand Opening • Operational Efficiencies • Stabilize Operations and Profits • Continual Profit Growth

PROJECT TIMELINE

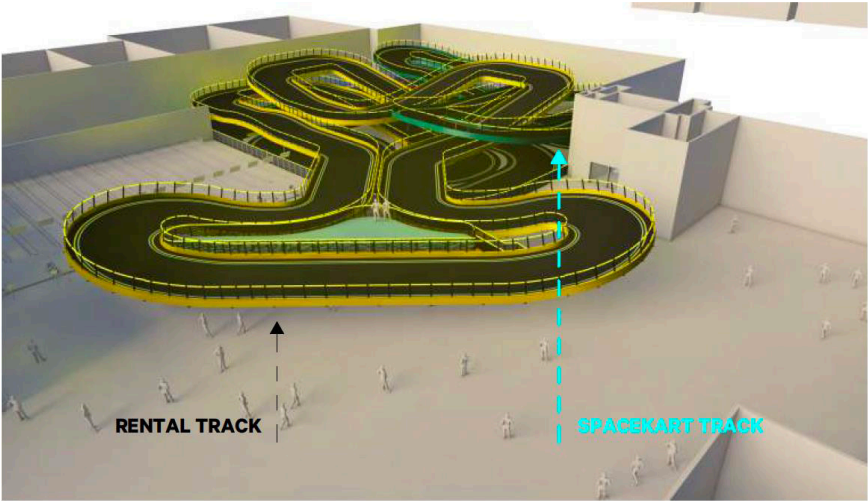
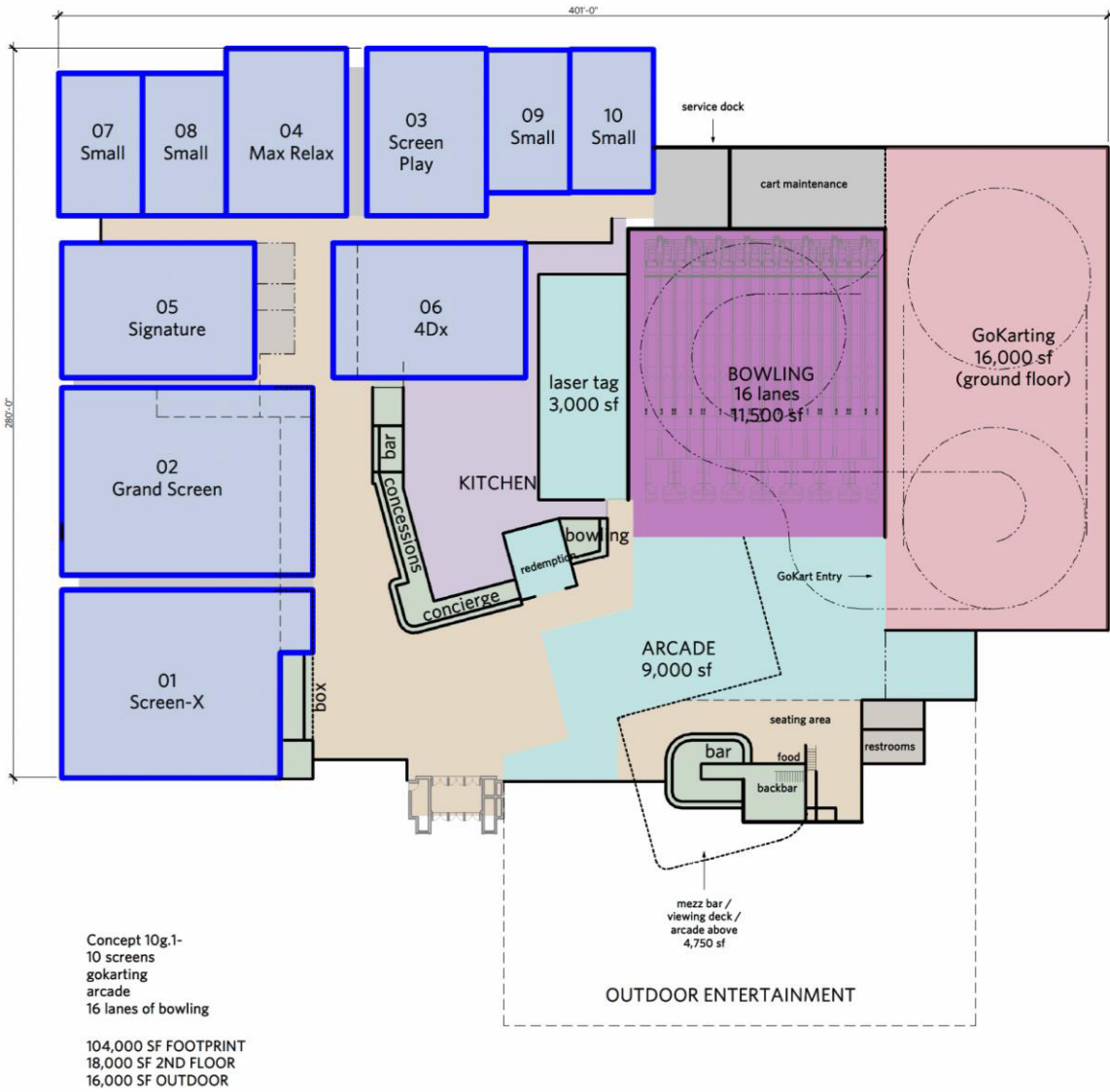


DESIGN OVERVIEW









RENTAL TRACK

Total length: 359 m (1178 lin ft)

Ground floor: 92 m (302 lin ft)

Multi-level: 267 m (876 lin ft)

Structure width (MLT): 5,5m (18")

Driving direction: Clockwise

Capacity: 15 go-karts

Pit Capacity: 32

Estimated Lap time: 40 sec/lap

SPACEKART TRACK

Total length: 210 m (689 lin ft)

Ground floor: 66 m (217 lin ft)

Multi-level: 144 m (472 lin ft)

Structure width (MLT): 5,5m (18")

Driving direction: CounterClockwise

Capacity: 10 go-karts

Pit Capacity: 24

Estimated Lap time: 33 sec/lap

THE BIG SCREEN IS BACK

Movie Theatres Are Coming Back in a Big Way

A six-month roundup of box office performance, exhibitor results and audience trends supporting a \$10 billion-plus 2026 domestic market.

\$10B+

2026 domestic pace case

\$6.2B

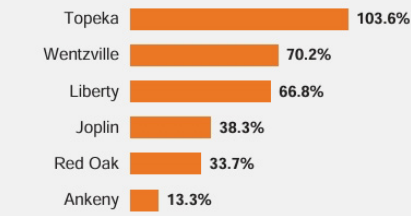
Domestic box office through Aug. 3

+15%

Year-over year growth through Aug. 3

- **Premium formats are winning.** IMAX posted its best Q2 since 2019; Dolby Cinema set event-level records.
- **Young audiences are showing up.** Fandango found Gen Z and millennials driving momentum, Gen Z highest participation.
- **Independents are rebounding.** Art House Convergence attendance up 8.8% YoY and 38% versus 2019.
- **Revenue is accelerating.** \$6.2B domestic through Aug. 3, about 15% ahead of the same 2025 period.
- **Exhibitors are posting records.** AMC’s best quarter in its 106-year history; Cinemark topped \$1B; Marcus +14.4% YoY.
- **Supply is normalizing.** 115–120 wide releases projected for 2026, near the 120 of 2019.

OVER-PERFORMANCE VS. PROFORMA



First full year box office vs. expected proforma, by site

6 of 6 new builds beat proforma in year one, +\$8.14M combined; average site +54.3%.

B&B New Build
Actuals vs Proforma

LOCATION	OPENED	PROFORMA	ACTUAL	\$ VAR.	% VAR.
Wentzville, MO	2015	\$2.00M	\$3.40M	+\$1.40M	+70.2%
Liberty, MO	2018	\$3.25M	\$5.42M	+\$2.17M	+66.8%
Ankeny, IA	2018	\$3.00M	\$3.40M	+\$0.40M	+13.3%
Topeka, KS*	2019	\$1.80M	\$3.67M	+\$1.87M	+103.6%
Red Oak†	2024	\$4.00M	\$5.35M	+\$1.35M	+33.7%
Joplin, MO	2025	\$2.49M	\$3.44M	+\$0.95M	+38.3%
Total	6 sites	\$16.54M	\$24.68M	+\$8.14M	+49.2%

BOTTOM LINE The 2026 story is no longer recovery. The strongest operators are posting record results, and current pace supports a \$10 billion-plus domestic box office. B&B has beaten its box-office proforma at every new build since 2015, delivering \$24.68M against \$16.54M expected, 49.2% ahead of underwriting.

FINANCIAL COMPARISON

Red Oak 2025 Actuals vs. Belton Proforma

CATEGORY	RED OAK 2025	BELTON YR 1	\$ VAR.	% VAR.
Total revenue	\$12.39M	\$16.98M	+\$4.59M	+37.0%
Attractions & games	\$1.44M	\$7.07M	+\$5.62M	+389.1%
Box office & service charges	\$5.47M	\$4.90M	(\$0.56M)	(10.3%)
Food & beverage	\$5.20M	\$4.90M	(\$0.29M)	(5.6%)
Total cost of sales	\$5.08M	\$4.77M	(\$0.30M)	(5.9%)
Gross profit	\$7.31M	\$12.20M	+\$4.89M	+66.8%
Total operating expenses	\$3.93M	\$5.24M	+\$1.31M	+33.3%
Net operating income	\$3.38M	\$6.96M	+\$3.58M	+105.9%
Income to project	\$2.12M	\$4.98M	+\$2.87M	+135.3%

WHERE THE INCOME COMES FROM

- **Attractions carry the margin.** \$7.07M of attractions revenue costs \$0.48M to deliver, against 50% cost on film.
- **Film is smaller by design.** Box office and F&B run 10.3% and 5.6% below Red Oak, and income still doubles.
- **Costs scale slower.** Opex rises 33.3% on 37.0% more revenue, lifting NOI margin from 27.3% to 41.0%.
- **Distributions follow.** Income to the project goes from \$2.12M to \$4.98M, up 135.3%.

BOTTOM LINE

Belton Year 1 produces \$6.96M of net operating income against Red Oak’s \$3.38M, because 41.6% of its revenue comes from attractions the Red Oak asset cannot sell.

DEMOGRAPHIC COMPARISON

Belton's Trade Area Beats Red Oak on Every Driver

Belton (Cass County) versus Red Oak, and the revenue line each gap moves.

DEMOGRAPHIC DRIVER	RED OAK	BELTON (CASS CO.)	ADVANTAGE
Households	6,442	43,630	6.8x
Trade-area disposable income	\$570M	\$3,697M	6.5x
Per capita income	\$37,520	\$43,290	+15.4%
Dominant-segment median net worth	\$247,071	\$499,190	2.0x
Premium cohort (Savvy Suburbanites)	None	7.0% of HH	New
Married adults	52.2%	58.9%	+6.8 pp
Daytime population	16,840	91,510	5.4x
12-mo change in median home value	-1.0%	+2.2%	+3.2 pp
Unemployment rate	4.7%	3.9%	-0.8 pp

WHY IT CONVERTS TO REVENUE

- **Depth lowers the ask.** Belton's proforma needs 0.46% of local discretionary spend. Red Oak already extracts 2.18%.
- **Wealth sustains it.** The dominant Belton household holds twice Red Oak's net worth, plus 3,062 households at \$915,346.
- **Weekday hours fill.** 5.4x the daytime population covers matinees, corporate outings and weekday karting.
- **Party size is larger.** 58.9% married adults versus 52.2% lifts tickets and concession items per transaction.

BOTTOM LINE

Belton's trade area carries 6.8x the households and 6.5x the disposable income of Red Oak, so the same revenue requires one-quarter the share of wallet Red Oak already proves it can capture.

THE STRESS TEST

Every Belton Case Clears Red Oak's Distribution

Four scenarios, from Red Oak's own economics applied to Belton through the upside case.

SCENARIO P&L	RED OAK ACTUAL	BELTON @ RED OAK ECON.	BELTON PROFORMA	BELTON UPSIDE CASE
Total revenue	\$12.39M	\$17.58M	\$16.98M	\$20.39M
Gross profit	\$7.31M	\$12.03M	\$12.20M	\$13.85M
Net ordinary income	\$3.38M	\$6.45M	\$6.96M	\$7.78M
Income to project	\$3.13M	\$5.83M	\$6.34M	\$6.76M
Partner theatre distributions	\$2.12M	\$4.58M	\$4.98M	\$5.31M
Versus Red Oak actual	—	+116.4%	+135.3%	+150.9%

PENETRATION REQUIRED	RED OAK ACTUAL	BELTON @ RED OAK ECON.	BELTON PROFORMA	BELTON UPSIDE CASE
Revenue per trade-area household	\$1,923	\$403	\$389	\$467
Capture of trade-area disposable income	2.175%	0.476%	0.459%	0.551%
Penetration index vs. Red Oak	1.00x	0.21x	0.20x	0.24x

BOTTOM LINE Run on Red Oak's own economics, Belton distributes \$4.58M against Red Oak's actual \$2.12M, and the upside case still asks its trade area to work at a quarter of Red Oak's intensity.

THE VISION

A destination, not a strip center



1

Live-Dine-Play

40 acres master-planned around a walkable core with 2 miles of trails, 6 acres of green space, plazas and 3 water features.

2

Dining & Entertainment First

Restaurants and experiences lead the tenant mix—not big-box retail. Quality restaurants fit the intended vision.

3

Connected & Visible

Directly off I-49 and Missouri Highway 58, linking to historic downtown Belton across Highway 58.

4

Groundbreaking 2026

City approvals are complete; road and site work begins fall 2026. Pads deliver in early 2027, along with Phase 1 and 2 multifamily.

THE OPPORTUNITY

A regional draw on the I-49 corridor

Belton restaurants pull far beyond the city —

Placer trade-area heatmaps light up Raymore, Harrisonville, Pleasant Hill and Peculiar, where residents already drive north for a night out.

Uptown District becomes the natural stop.

62,000–72,000

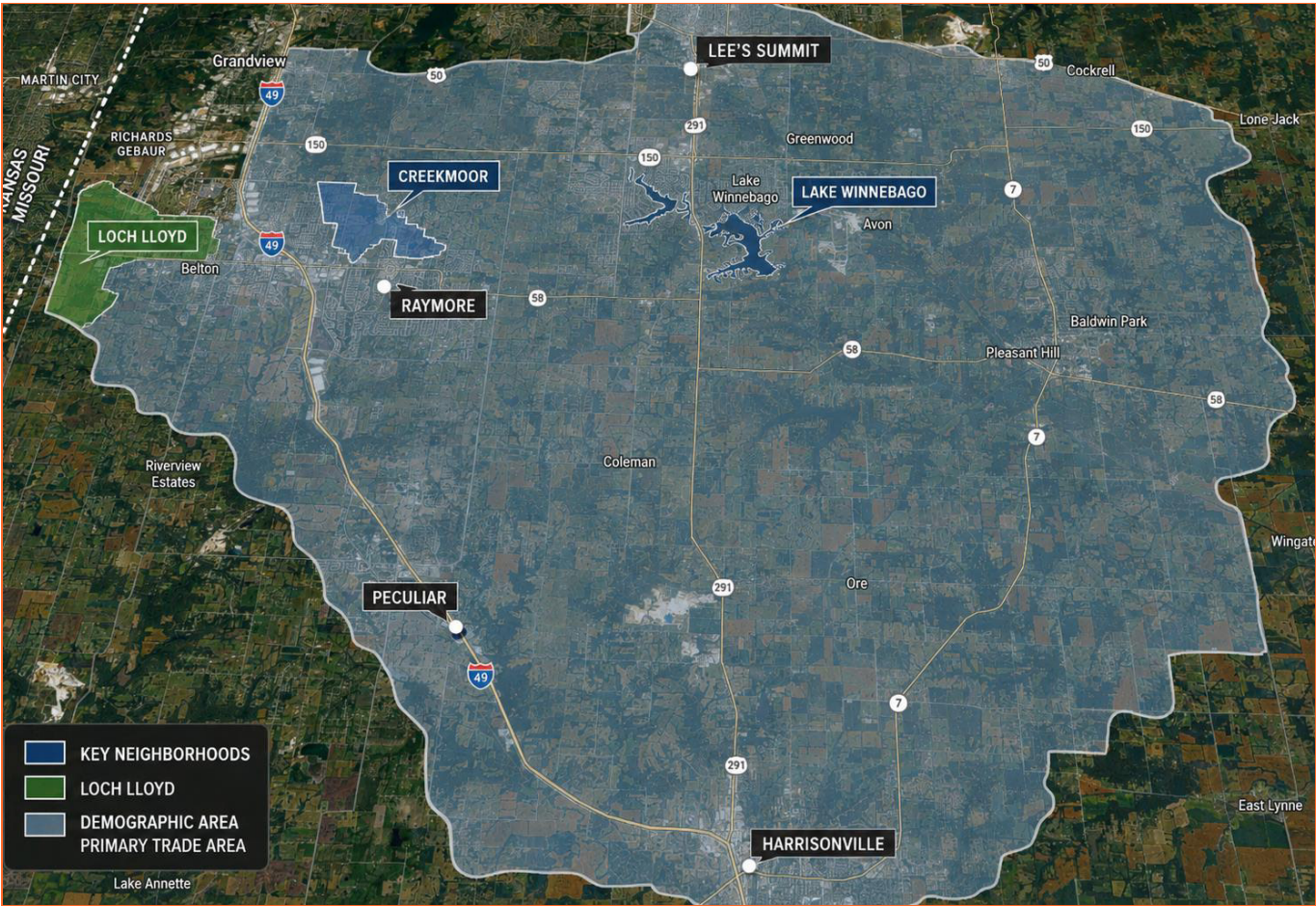
Vehicles per day on Interstate 49 at Belton

28,684 VPD

163rd St — the district’s primary retail spine

163,600+

Residents in the regional entertainment draw area

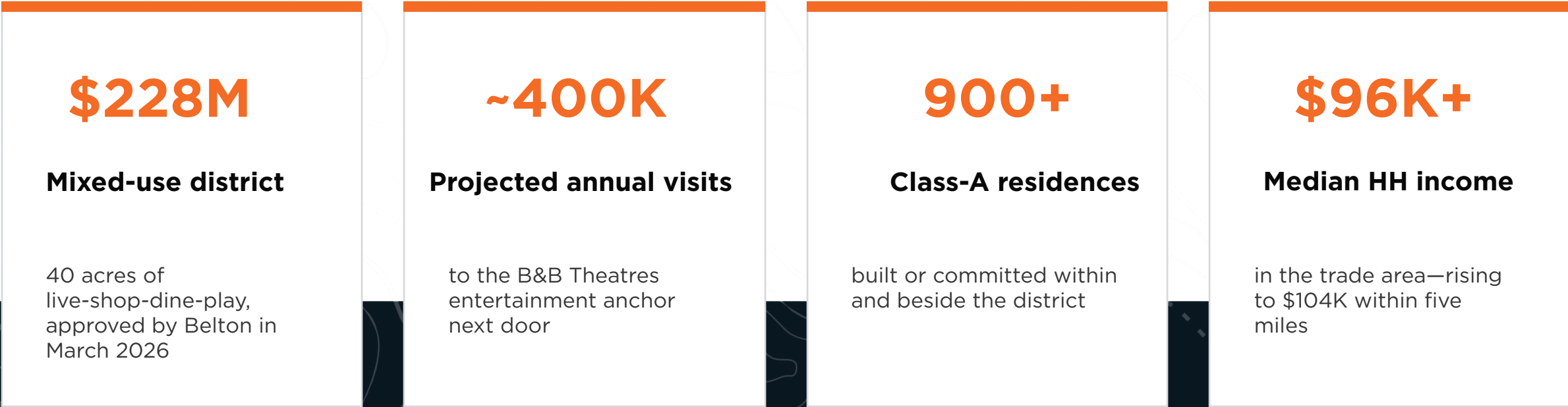


Primary trade area & key neighborhoods

THE OPPORTUNITY

Why Uptown District is built for restaurants and entertainment

Belton sits at the retail and dining heart of Cass County on the I-49 corridor—an affluent, fast-growing, and under-served market for destination dining and everyday retail.



A built-in customer base, regional entertainment traffic, and partner-city incentives de-risk the tenant opportunity.





Commercial Real Estate

Belton approves \$228M mixed-use district with 600 apartments, B&B Theatres entertainment venue



Government & Regulations

Here's who KC will contract to build \$217M South Loop Park over interstate



The South Loop Park would cap a four-block stretch of Interstate 670 between downtown Kansas City and the Crossroads Arts District.

OJB LANDSCAPE ARCHITECTURE

Commercial Real Estate

KC Current reveals plans for first phase of \$800M development plan [RENDERINGS]



The Kansas City Current's riverfront district is contemplated on more than 16 acres outside the

Commercial Real Estate

Billion-dollar retrofit will convert former Star printing plant into a data center



The Kansas City Star's former printing press will get a new use after being vacant for two years.

Sports Business

KC2026 releases tips for small businesses to capitalize on World Cup



Nonprofit KC2026 has a playbook for Kansas City-area businesses to capitalize on the 2026 World Cup.

FIFA

DECEMBER 17, 2025

CINEMA UNITED RELEASES "STRENGTH OF THEATRICAL EXHIBITION" 2025 UPDATE SPOTLIGHTING IMPORTANT MOVIE THEATRE INDUSTRY METRICS



Exhibit 91

CINEMARK

CINEMARK HOLDINGS, INC. REPORTS FIRST QUARTER 2026 RESULTS

Grew Total Revenue 19% to \$643 million, reduced Net Loss 85% to \$(6) million, increased Adjusted EBITDA 143% to \$88 million, and expanded Adjusted EBITDA margin 710 basis points

Achieved strongest first quarter results in Total Revenue and Adjusted EBITDA since onset of the pandemic

Piano, TX, May 1, 2026 – Cinemark Holdings, Inc. (NYSE: CNK), one of the largest and most influential theatrical exhibition companies in the world, today reported results for the three months ended March 31, 2026.

"Our first quarter results marked our strongest first quarter since the onset of the pandemic across all revenue categories and Adjusted EBITDA, with meaningful top-line growth and margin expansion," said Sean Gamble, President and Chief Executive Officer of Cinemark. "Our results reflect our team's diligent operational execution as well as our advantaged market position, which continues to be reinforced by our ongoing investments and strategic initiatives."

Gamble continued, "Looking ahead, we maintain our confidence in Cinemark's long-term growth prospects on account of our solid financial position, distinct competitive advantages, and the multitude of opportunities we have to drive incremental value. Furthermore, we are highly encouraged by positive momentum in core fundamentals that support our industry, including sustained consumer enthusiasm for larger-than-life cinematic experiences, strength and volume of upcoming film releases, and robust commitment to theatrical exhibition."

Q1 2026 Earnings Highlight

- Entertained 39 million moviegoers across our global footprint that spans 14 countries.
- Sustained our sizable market share gains of more than 150 basis points since the pandemic in both the U.S. and Latin America, representing the most significant gains of all major exhibitors.
- Continued to benefit from strategic initiatives focused on strengthening the experiences we create for our guests, building audiences, growing new sources of revenue, and further enhancing our operating capabilities.
 - Generated a significant 17% of our global box office from alternative content during the quarter.
 - Produced 13% of our worldwide admissions revenue from premium large format screens, including XD, IMAX, and ScreenX, an increase of 200 basis points year-over-year.
 - Generated 5% of our total admissions revenue from D-BOX motion seats, an increase of over 150 basis points versus the

Reuters

Theater operator AMC beats revenue estimates on strong box office and premium format demand

By Reuters

May 5, 2026 3:45 PM CDT Updated May 5, 2026



MORE THAN THE SILICON PRAIRIE



**#8 NATION HOTTEST
HOUSING MARKETS**

-ZILLOW, 2025



**#1 BEST CITY IN US
FOR REMOTE WORK**

-LONELY PLANET, 2021



**#2 CITIES FOR TECH
INDUSTRY GROWTH**

-KC TECH COUNCIL, 2021



**#3 IN THE NATION FOR
HIGH PAYING OCCUPATIONS**

-NEWS & WORLD REPORT,
2022



**TOP 10 CITY FOR NET
MIGRATION GAINS**

-LINKEDIN, 2021



**TOP 10 HOUSING
HOT SPOT**

-NATIONAL ASSOCIATION OF
REALTORS, 2025

KANSAS CITY HIGHLIGHTS

- Highly desirable central U.S. location with a **vibrant economy**.
- **Pro-business** environment complemented by **low costs of living and doing business**.
- Significant **banking, medical, and financial center**.
- Kansas City is at the heart of the Animal Health Corridor which represents **56% of total worldwide animal health, diagnostics, and pet food sales**.
- With over **5.5 million miles of fiber deployed**, Kansas City is the first gigabit region and the most connected metro in the U.S.

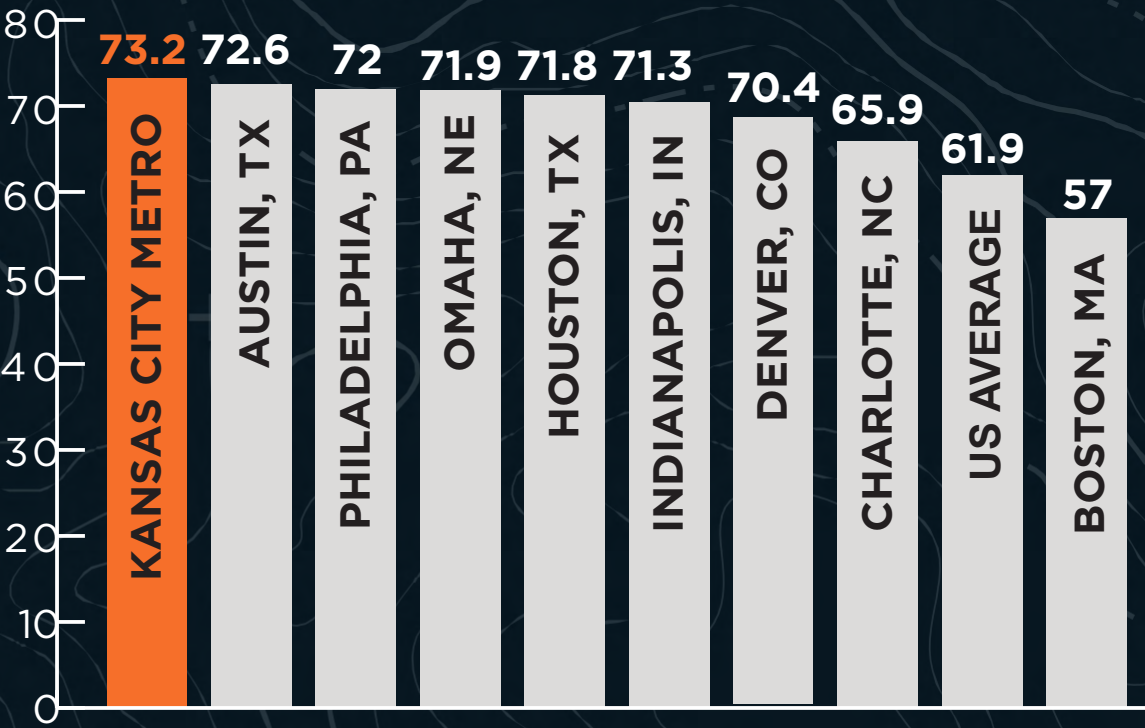


KANSAS CITY AREA MAJOR EMPLOYERS



KANSAS CITY'S NATIONAL RANK

Kansas City consistent ranks among the top hottest housing markets, according to the U.S. News Housing Market Index (2024).





FULLY INTEGRATED REAL ESTATE DEVELOPER, OWNER, AND OPERATOR

across the U.S. Our investment strategy has a strong focus on Mixed-Use, BTR, SFR, industrial, and retail. PETRA is a trusted sponsor to institutions, family offices, and high-net-worth investors. We specialize in sourcing, structuring, developing, operating and exiting real estate investments. Our platform is relationship-driven, performance-oriented, and focused on delivering long-term value.

PETRA is headquartered in Kansas and Chicago with other offices across the Midwest and Texas.



PETRA’S TRACK RECORD

PETRA has closed and currently managing ~\$149 million portfolio mainly in Mixed-Use, BTR, SFR, industrial, and retail across the United States. Recently closed on Infinity Apartments at West Plaza, an institutional 224-unit Mixed-Use value-add in Kansas City, currently being renovated for rental upgrades. Also, recently delivered a 119-unit Mixed-Use class A development in Winfield.

The team is currently working on closing ~\$500+ million portfolio of development and acquisitions.

- PETRA excels in sourcing, structuring, developing, effective property management and exit strategies.
- PETRA’s strong connections with property owners, brokers, and lenders plays a crucial role in facilitating deal flow. This advantageous position enables PETRA to access a diverse range of investment opportunities to secure favorable terms for its investors.
- An investor-first approach, focusing on mutually beneficial, longterm success across multiple asset classes.

HISTORIC PORTFOLIO

IRR	MOIC
21% LP Level Returns	1.7

SCALED EXPERIENCE

\$18+ Billion in Transactional Volume
8+ Million Sq. Ft. of Development Experience

SELECT PROJECTS:

WINFIELD RESIDENCES

119 Unit Mixed-Use, Ground -Up Development
Winfield, KS

INFINITY PLAZA WEST

224 Unit Mixed-Use Acquisition
Kansas City, MO

LODGE WEST

84 Unit Value-add Mixed-Use Acquisition

42 WEST

57,000 Sq. Ft. Industrial Acquisition

PETRA DOUGLAS DESIGN

70,000 Sq. Ft. Acquisition, Wichita, KS
100 Acres Acquisition, Kenosha, WI

PROJECTS & ACQUISITIONS

- Kensington Farms - 63-acre, 235 Single-Family Lot Development - Lee's Summit, MO
- Uptown District - 40-acre, Mixed-Use Development, 600 units across Phase 1 MF and Phase 2 MF, 100,000 sq.ft. Entertainment Complex, and Retail Pad Sites - Belton, MO
- Sunshine Metals - 86,000 sq.ft. Industrial Acquisition
- Orchestrated The 210,000 sq.ft. Koch Industries Campus Expansion - Wichita, KS - \$107M
- Acquired A 250,000 sq.ft. Warehouse - Waynesboro, VA - Closing 90% Under Market Value
- Managed 500+ Global Team Transactions/Year Across 60 Countries Totaling > \$180M
- Edgewater - 306 Single Family Lot Development -Wichita, KS
- The Reserve - 47 Lot Private Gated Development -Wichita, KS
- Maize Schools Campus Expansion - Maize, KS - \$70M
- Koch Ag and Energy Control Building - Ft. Dodge, IA - \$40M
- Greenway Plaza - Houston, TX - Facility Redevelopment and Capital Improvements - \$500M
- Park Place Motorcars - DFW and Houston, TX - 10 New Dealerships and Parking Garages - \$100M
- Longhorn Village - Austin, TX - 55-acre Continuous Care Retirement Campus - \$160M
- ACCD - San Antonio, TX - Northeast Lakeview Colleges - 200-Acre New Campus - \$200M
- Weatherby Meadows - 162 Unit Class A Build For Rent Community - Kansas City, MO
- Acquired Regional Office Campus - San Antonio, TX - \$25M
- Acquisition and Re-Tenancing of an 83,000 sq.ft. Office - Wilmington, DE - 4x Equity Multiple
- 396 Unit Student Housing Portfolio - Entitled, Designed, Developed, Constructed, Leased-Up, Managed, and Operated - \$50M - Wichita, KS
- The National - 10 Story 151Unit Luxury Apartment and Coworking Space - Designed, Developed, Constructed, Leased Up, Managed, and Operated - \$40M - Wichita, KS

VISIONARY LEADERSHIP

The PETRA team brings a wealth of expertise from leading organizations in global real estate. Our commitment to enrich the lives of our investors, tenants, partners and our dedicated team of experts is central to our decision-making.

PETRA stands as a benchmark of excellence, where every decision is grounded in integrity. This principled approach has led to impactful relationships with our clients, making PETRA a trusted sponsor and partner.



NOAH SWANK, CCIM
Chief Executive Officer
Chief Financial Officer
Co-Founder



TYLAN DYER
President of Advisory
Services
Co-Founder



ANDY ASHER
Chief Operating Officer



BROOKS FARLEY
Vice President
Capital Markets



TYLER BURKS
Managing Director
Development



HUNTER LAMUNYON
Managing Director
Transactions



TYLER ELLIS
Managing Director
Development



GEORGE STACY
Senior Vice President
Construction Management

NOAH SWANK
CHIEF EXECUTIVE OFFICER CHIEF
FINANCIAL OFFICER CO-FOUNDER



NOAH SWANK, CCIM
Chief Executive Officer
Chief Financial Officer
nswank@growwithpetra.com
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PETRA, LLC
251 S. Whittier Street, Suite C
Wichita, Kansas 67207

Noah Swank brings over 15 year of experience in real estate investment, construction, and facilities management to the firm. As Founder and CEO of PETRA, Noah leads the firm’s strategic direction. He is focused on helping investors build generational wealth through thoughtfully structured, tax-efficient real estate investments.

Prior to founding PETRA, Noah held senior roles at Koch Industries, one of the largest privately held companies in the U.S. While at Koch, he managed corporate real estate, led large-scale development and acquisition projects, and oversaw operations for campuses totaling over 1.5 million square feet. Noah’s leadership was instrumental in completing several key transactions across the U.S., including the acquisition and re-tenanting of high-value commercial properties and the development of corporate campuses.

Since launching PETRA in 2016, Noah has advised on and overseen commercial real estate transactions exceeding \$1 billion across multiple asset types and U.S. markets. His approach blends strategic foresight with operational execution, supporting investors, family offices, and institutional partners through every stage of the real estate cycle.

Noah dual majored in with a Bachelor of Business in Accounting and a Bachelor of Business in Finance with a real estate emphasis from Wichita State University and is a Certified Commercial Investment Member (CCIM).

Noah lives in Kansas with his wife and their five kids.

TYLAN DYER
PRESIDENT OF ADVISORY SERVICES
CO-FOUNDER



TYLAN DYER
President of Advisory Services
Co-Founder
tyder@growwithpetra.com
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PETRA, LLC
251 S. Whittier Street, Suite C
Wichita, Kansas 67207

Tylan Dyer brings over 20 years of experience in engineering, construction, corporate aerospace and real estate development to the firm. As Chief Growth Officer and Founder of PETRA, Tylan drives the firm’s long-term growth strategy by leading advisory and development initiatives, shaping the investment pipeline, identifying opportunities that create lasting value for partners and investors, and actively engaging with other real estate professionals. The desire for client engagement and creative solutions coupled with operational business knowledge positions Tylan as a logical point to begin discussions for real estate optimization.

Before co-founding PETRA, Tylan held leadership roles in engineering and construction firms, where he directed a wide range of residential, commercial, and institutional projects across Central Kansas. Known for his ability to bring vision to life, he has spearheaded the development of master-planned communities, private residential enclaves, and large-scale public infrastructure.

Notable projects under his leadership include the \$107M Koch Industries Campus Expansion in Wichita, the \$70M Maize Schools Campus Expansion, and multiple major residential developments such as Edgewater (306 single-family lots), Fairmont (220 lots), and Stonebridge (80-acre development in Andover). He has also contributed to golf course communities, healthcare facilities, and commercial buildings for both private and public clients.

Tylan holds a Bachelor of Science in Civil Engineering from Oklahoma State University and is a licensed Professional Engineer in Kansas and Oklahoma.

Tylan lives in Kansas with his wife, three kids, and two dogs and remains actively involved in mentoring and community development efforts.

ANDY ASHER
CHIEF OPERATING OFFICER



ANDY ASHER
Chief Operating Officer
aasher@growwithpetra.com
growwithpetra.com

PETRA, LLC
251 S. Whittier Street, Suite C
Wichita, Kansas 67207

Andy Asher brings over 20 years of experience in global real estate strategy, transactions, and portfolio management to the firm. As Chief Financial Officer and Chief Operating Officer at PETRA, Andy oversees the firm’s finance, operations, asset management, and real estate execution. He is focused on driving performance, reducing inefficiencies, and creating long-term value for investors through data-driven decision-making, financial discipline, and operational excellence.

Prior to joining PETRA, Andy held senior leadership roles at Koch Industries, a multinational corporation with revenues exceeding \$100B, and Cassidy Turley (now Cushman & Wakefield), a global real estate services firm. His responsibilities spanned real estate management, lease administration, transactions, project management, and strategic planning across international portfolios.

Throughout his career, Andy has led over 500 real estate transactions across 60 countries, totaling more than \$180 million in value. He executed a \$6M savings initiative by consolidating multi-office operations into a newly constructed 40,000 sq. ft. facility in Shanghai, China. In Kansas City, he managed leasing and operations for six hospital campuses, dramatically improving tenant satisfaction from 55% to 94% through service upgrades and effective relationship management. Additional highlights include acquiring a \$25M office campus in San Antonio, executing a \$13M office divestiture in Wilmington, DE, and achieving a 64% reduction in work order response times.

Andy holds a Master of Corporate Real Estate from CoreNet Global and is a certified Real Property Administrator through BOMA. He earned a Bachelor of Business in Finance from the University of Missouri. Andy lives in Kansas with his wife and three kids. He is passionate about helping others succeed through smart real estate solutions.

BROOKS FARLEY
VICE PRESIDENT CAPITAL MARKETS



BROOKS FARLEY
Vice President
Capital Markets
bfarley@growwithpetra.com
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PETRA, LLC
Chicago, IL

Brooks brings over 20 years of experience in real estate investment, capital raising, and investor relations to PETRA. Throughout his career, he has raised hundreds of millions in equity across Mixed-Use, development, and value-add projects while building lasting relationships with high-net-worth individuals, family offices, RIAs, and institutional partners.

Before joining PETRA, Brooks served as Senior Vice President of Capital Markets at 29th Street Capital, where he expanded the investor base and closed multiple acquisitions totaling more than \$17 million in just a few months. He also led nationwide capital-raising initiatives at Roers Companies, introducing more than \$90 million in new investor capital and launching their “Cocktails and Capital” event series. Earlier in his career, he held senior roles at Center Street Investors, CrowdStreet, and LightBox, giving him deep expertise in deal structuring, equity syndication, and investor engagement.

At PETRA, Brooks will help lead our capital-raising efforts with HNWIs, RIAs, and Family offices. He will also play a key role with investor partnerships, helping fuel the growth of our investment vehicles and ensuring alignment between our projects and investor objectives.

He holds a Bachelor of Arts in Political Science from the University of Colorado.

Brooks lives outside of Chicago with his wife and son.

TYLER BURKS

MANAGING DIRECTOR
DEVELOPMENT



TYLER BURKS
Managing Director
Transactions
tburks@growwithpetra.com
growwithpetra.com

PETRA, LLC
5440 W. 110th Street, Suite 3011
Overland Park, Kansas 66211

Tyler Burks brings several years of experience in real estate development, acquisitions, and strategic partnerships to PETRA. As Managing Director in the transactions team, Tyler leads the Kansas City real estate development strategy, navigating complex entitlement processes and driving the execution of high-performing developments. Tyler also sources and structures acquisition opportunities across key U.S. markets.

Before joining PETRA, Tyler was a strength and conditioning coach in Major League Baseball, where he developed a high-performance mindset, leadership discipline, and team-first approach. He transitioned into real estate with the same intensity and focus, quickly establishing himself as a results-driven developer with a strong track record in build-to-rent and townhome communities.

Tyler has led the successful execution of developments across the Kansas City region, including Weatherby Meadows (138 units, Kansas City, MO), Woodland Crossing (162 units, Spring Hill, KS), Maple Crest (44 townhomes, Overland Park, KS), and the new development Kensington Farms (63-acre, 235 single-family home lot development in Lee’s Summit, MO). His ability to identify opportunities, manage complex projects, and deliver exceptional returns makes him a critical leader within PETRA’s development platform.

Tyler holds a Bachelor of Science in Kinesiology from the University of Central Missouri and is a licensed real estate Broker in Missouri and Kansas. He has completed advanced coursework through the Urban Real Estate Center in Development & Investment, as well as Real Estate Finance and Excel Modeling.

Tyler lives in the Kansas City area with his fiancée and Golden Retriever.

HUNTER LAMUNYON
MANAGING DIRECTOR TRANSACTIONS



HUNTER LAMUNYON
Managing Director
Transactions
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PETRA, LLC
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Wichita, Kansas 67207

Hunter LaMunyon is a dynamic real estate professional with experience in investment brokerage, commercial sales, and leasing. Known for building long-lasting client relationships and delivering thoughtful, results-driven solutions, Hunter helps clients identify smart investment opportunities that align with their goals.

Before joining PETRA, Hunter was a top-producing Commercial Sales and Leasing Agent at Lange Real Estate in Wichita, Kansas, where he brokered over \$40 million in transactions within his first four years in the industry. He played a key role in the Wichita Deal of the Year for the acquisition of Park City Arena in 2023, worked on the development of Steeple Bay with a 40,000-square-foot build-to-suit for Fairbanks Equipment Headquarters, and led the re-leasing of Saddle Creek Crossing, securing over 80,000 square feet of retail space. He has also been instrumental in attracting national retailers and large multifamily developers to Park City, Kansas developments.

Even in challenging lending environments, Hunter consistently sources high-yielding deals and guides his clients to successful outcomes through his thoughtful, client-first approach and skilled negotiation.

Hunter holds a Bachelor of Arts from Pittsburg State University, where he also played baseball for the Gorillas. He is a Certified Commercial Investment Member (CCIM), serves on the Kansas CCIM Chapter board, and is a member of the International Council of Shopping Centers (ICSC).

Hunter lives in Wichita, Kansas, with his wife and their two daughters.

TYLER ELLIS
MANAGING
DIRECTOR DEVELOPMENT



TYLER ELLIS
Managing Director
Development
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Tyler Ellis brings over 20 years of experience in real estate development, construction, and property management to the firm. As Managing Director of Development at PETRA, Tyler leads the execution of development with a focus on delivering high-performing assets through innovative design, strategic planning, and disciplined, process-oriented execution. He combines hands-on construction expertise with a deep understanding of project lifecycle management to maximize value for investors and partners.

Before joining PETRA, Tyler held leadership roles in both development and construction, managing complex projects across various sectors, including student housing, Mixed-Use, commercial, and retail. His work includes entitlement, design, construction, lease-up, and operations. He often oversees all phases of development from concept to completion.

Tyler’s career highlights include delivering a \$50M student housing portfolio at Wichita State University comprising 396 units and 541 beds, as well as a \$40M 10-story Mixed-Use Development in downtown Wichita featuring 151 luxury apartments and a high-end coworking space. He previously led a \$200M pre-construction department for a major general contractor, developing systems for estimating, planning, and forecasting. His hands-on experience spans project management, estimating, and field leadership, with over \$200 million of construction completed across multiple states. Additionally, Tyler directed project delivery for one of the country’s leading sporting goods retailers, overseeing the full development process nationwide and creating scalable tools for cost estimation.

Tyler holds a Bachelor of Science in Construction Science and Management from Kansas State University.

Tyler lives in Kansas with his wife and their four kids. He is known for his problem-solving mindset, team-first leadership, and passion for bringing visionary projects to life.

GEORGE STACY
SENIOR VICE PRESIDENT
CONSTRUCTION MANAGEMENT



GEORGE STACY
Senior Vice President
Construction Management
gstacy@growwithpetra.com
growwithpetra.com

PETRA, LLC
251 S. Whittier Street, Suite C
Wichita, Kansas 67207

George Stacy brings over 40 years of project and construction management experience to the firm, with a focus on high-impact development. As Senior Development Advisor at PETRA, George supports the firm’s ground-up development initiatives through leadership in project strategy, execution, and delivery. His expertise spans the full project lifecycle from master planning and design through construction and occupancy. Prior to joining PETRA, George served as Director at Cushman & Wakefield, where he led the Project and Development Services (PDS) division in Dallas. During his tenure, he directed large-scale development projects for institutional and corporate clients, including office, healthcare, higher education, residential, sports, and automotive facilities.

One of George’s most notable projects includes leading the \$126M regional office relocation for Fannie Mae in Plano, TX, consolidating three leases into a 330,000 sq. ft. Class A building and parking structure. He also managed the \$160M Longhorn Village senior living campus in Austin and the \$200M development of Northeast Lakeview College’s 200-acre campus in San Antonio. His commercial and capital improvement projects include work on over 5 million sq. ft. of office space at Allen Center in Houston, as well as dealership development for Park Place Motorcars totaling over \$100M in Houston and Dallas. Additional highlights include Koch Industries’ 210,000 sq. ft. Wichita development, Ericsson’s 300,000 sq. ft. 5G facility in Lewisville, and the LEED-certified American Heart Association headquarters in Houston.

George holds a Bachelor of Science in Architectural Engineering from the University of Texas at Austin. He is known for his collaborative approach, deep industry relationships, and ability to deliver complex projects on time and under budget.

COMPANY OVERVIEW

Clay-Pro Construction, Inc. — formerly known as Prosser Wilbert Construction — is a Kansas City-based firm providing General Contracting, Construction Management and Design-Build services across a wide variety of project types. Headquartered in Lenexa, Kansas, the firm has completed projects spanning more than 35 states.

Clay-Pro’s success is built on the relationships it has created with valued clients, trusted employees, dedicated subcontractors and suppliers — a platform the firm credits for producing quality, cost-effective projects from planning and design through construction and close-out. Its commitment to quality, safe work environments and professional staff is central to how it meets the challenges each client presents.

20+
YEARS IN BUSINESS

36
STATES COMPLETED

25
EMPLOYEES

Lenexa, KS
HEADQUARTERS



PROJECT TYPES

- Entertainment
- Retail
- Hospitality
- Restaurant
- Senior Living
- Industrial
- Offices
- Educational
- Municipal Services
- Medical, Lab & Bioscience

CONTRACTING DELIVERY METHODS

- Design-Build
- Construction Management
- Construction Manager-at-Risk
- General Contractor

RELEVANT B&B THEATRES EXPERIENCE

Clay-Pro has served as general contractor on multiple B&B Theatres developments.

New Longview 7

Wheatfield Village 9

Red Oak 12

Joplin 7

DEVELOPMENT PARTNER · GENERAL CONTRACTOR

CLAY-PRO CONSTRUCTION



MARK CLAYTON

PRINCIPAL IN CHARGE & PROJECT EXECUTIVE

20 years with Clay-Pro Construction

As President of the firm, Mark brings over 25 years of construction experience. His responsibilities as principal in charge include business administration, estimating, pre-construction services, and client and vendor relations, along with resource allocation, safety and quality assurance.

EDUCATION & QUALIFICATIONS

- BS Construction Management, University of Nebraska
- Captain, United States Army
- LEED Green Associate (USGBC)
- Certified Professional Constructor, AIC



DEBBIE HOOVER

CHIEF FINANCIAL OFFICER

20 years with Clay-Pro Construction

Debbie’s construction-accounting career spans over 42 years. Her responsibilities are all-inclusive — from full-cycle construction accounting through financial statements, forecasting and cash flow to compliance, audits, human resources and payroll.

EDUCATION & QUALIFICATIONS

- BA Accounting, Miami University (Ohio)
- National Assoc. of Women in Construction, member
- NAWIC Scholarship President, 9 years
- 47 years in construction accounting



ALEX BRUNETTI

PRECONSTRUCTION MANAGER & CHIEF ESTIMATOR

12 years with Clay-Pro Construction

Alex has over fifteen years in construction, advancing from field laborer to superintendent, field engineer and estimating. As preconstruction manager, he reviews plans and specifications, provides estimating and value-engineering services, and oversees subcontractor bidding and procurement.

EDUCATION & RELEVANT PROJECTS

- BS Construction Management, Pittsburg State University
- B&B Red Oak 12 · B&B Topeka Wheatfield 9
- B&B Joplin 7 · B&B Lee’s Summit New Longview 7

COMPANY OVERVIEW

B&B Theatres is the fifth-largest theatre circuit in America and the nation’s largest privately held theatre chain, with 57 locations and 564 screens across 16 states. Family owned and operated since 1924, the company has grown from a single small-town theatre in Salisbury, Missouri, into one of the country’s leading circuits while remaining under the leadership of the founding families for four generations.

B&B is much more than a traditional movie theatre company. Alongside first-run film, it offers premium formats, food and beverage, and family entertainment experiences — including its proprietary Grand Screen® large format, SCREENX, 4DX, MX4D, screenPLAY!, Lyric, Max Relax and Marquee Suites® auditoriums, alongside 130 bowling lanes, more than 530 arcade games and three restaurant concepts: Sterling’s, Johnnie’s Jazz Bar & Grille and Marquee Bar & Grille.

57	564	16	5th	101
LOCATIONS	SCREENS	STATES	LARGEST CIRCUIT	YEARS, FAMILY-OWNED



GROWTH STRATEGY

B&B’s growth centers on acquiring and improving existing theatres, developing new entertainment destinations, and management partnerships with owners. guided by disciplined, data-driven operating decisions.

CORE VALUES

- Family
- Fun
- Innovation
- Joy
- Integrity

PROJECT PARTNER · THEATRE & ENTERTAINMENT OPERATOR

B&B THEATRES



BOBBIE BAGBY FORD
PRESIDENT & CHIEF CREATIVE OFFICER

Fourth-generation leader overseeing brand, marketing, loyalty and guest engagement; led the 2025 relaunch of B&B’s Backstage Pass loyalty program. Named to Boxoffice’s “40 Under 40.” BFA, Roosevelt University.



BROCK BAGBY
**PRESIDENT & CHIEF CONTENT,
PROGRAMMING & DEVELOPMENT OFFICER**

Oversees film programming, studio relationships and premium formats, plus B&B’s development pipeline from evaluation through construction and opening. BA, Missouri State University.



BRITTANIE BAGBY BAKER
PRESIDENT & CHIEF OPERATING OFFICER

Leads day-to-day operations, resource management and cross-functional performance circuit-wide; began at B&B at 16. Bachelor of Music, University of Iowa; MM, Georgia State University.



ROBERT ‘BOB’ BAGBY
CHIEF EXECUTIVE OFFICER

Third-generation leader who grew B&B into the fifth-largest theatre chain in America; became President in 1980 and remains CEO, focused on financial strategy and industry leadership. Former Chairman, Cinema United.



MICHAEL HAGAN
CHIEF FINANCIAL OFFICER

With B&B since 1994 and one of its longest-tenured executives; oversees banking, investment and strategic decision-making, including lease negotiations and acquisition evaluation. BA & MBA (Finance), UMKC.



DENNIS McINTIRE
**VP, STRATEGIC DEVELOPMENT &
INNOVATION**

More than four decades in theatrical exhibition; identifies markets and sites and coordinates with municipalities, developers, architects and engineers on new development. Chairman, Liberty EDC Executive Committee.

B&B THEATRES · FOURTH-GENERATION FAMILY LEADERSHIP

LEADERSHIP TEAM

NOTICES

STRUCTURE

PETRA and the investors will form a new limited liability company, for the purpose of owning and managing the property. The Operating Agreement is available upon subscription via the investor portal

MANAGEMENT COMPENSATION

PETRA will receive the following compensation: Annual Asset Management Fee – 0.25% (based on real estate market value) Development Fee – 3% (based on total project cost)

EARN IN

PETRA will not participate in any of the profits or cash distributions of the new company prior to investors’ receiving their preferred dividend and until all cash distributions above the preferred dividend to the investor equals the net capital contributions from the investor (the “Deferral Event”). Cash distributions to investors above their preferred dividend will reduce the “ Investors Investment Account” for purposes of calculating future preferred dividends and the Deferral Event. Upon and after the Deferral Event, profits and losses and cash distributions above the preferred dividend shall be allocated as set forth in the Operating Agreement.

INVESTORS, SUITABILITY; VERIFICATION OF ACCREDITED INVESTORS STATUS

The units will be offered to a limited number of persons who are accredited investors as such is defined in Rule 506 c of the Securities and Exchange Commission.

An investment in the Units involves significant risk and is suitable only for persons of substantial financial means who have no need for liquidity in their investments. The suitability standard adopted by the Company are general minimum requirements for any prospective investor in the Units. Suitability of this investment an only be determined by investors for themselves and then only after substantial and thorough discussion with their tax, legal, and investment advisors. PETRA will rely upon the accuracy and completeness of a prospective investor’s representation in the Units.

At Company’s request, each prospective investor’s status as an “accredited investor” may be verified by www.verifyinvestor.com prior to the issuance or purchase of the Units. Company will initiate

process utilizing Investors email address. PETRA will not have access to any specific information provided by investors to the investor status verification service.

The Units have not been registered under the Securities Act or relevant state securities laws. No assignment, sale, transfer, disposition, or hypothecation of the Units will be permitted without (i) prior written consent of the Company, and (ii) receipt of an opinion of counsel acceptable to the Company that the proposed transfers is not subject to registration under applicable securities laws and will not cause the loss of the exemption upon which the Company relied in issuing the Units. The following legend will be placed on each Unit:

“THE UNITS REPRESENTED BY THIS CERTIFICATE HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 OR THE SECURITIES LAWS OF ANY STATE. THE UNITS HAVE BEEN ACQUIRED FOR INVESTMENT AND MAY NOT BE SOLD, TRANSFERRED FOR VALUE, PLEDGED, HYPOTHECATED, OR OTHERWISE ENCUMBERED, IN THE ABSENCE OF AN EFFECTIVE REGISTRATION UNDER THE SECURITIES ACT OF 1933 AND/OR THE SECURITIES ACT OF ANY STATE OR AN OPINION OF COUNSEL ACCEPTABLE TO THE COMPANY’S COUNSEL THAT SUCH REGISTRATION IS NOT REQUIRED UNDER SUCH ACT OR ACTS”

And

“THE ALIENATION OR TRANSFER OF THIS CERTIFICATE AND THE UNITS REPRESENTED HEREBY ARE SUBJECT TO A CERTAIN OPERATING AGREEMENT OF [ENTITY TO BE FORMED] A COPY OF WHICH IS ON FILE WITH THE RECORDS OF THE COMPANY.”

ADDITIONAL PROJECTS

The Company, PETRA, and their affiliates may purchase real estate which is no part of this offer and may offer units or promissory notes to other potential investors and lenders. The units offered hereby will not be secured by any property owned by the Company, PETRA, or its affiliates. The Units offered hereby will not be on parity as to payment or security with any other units or promissory notes issues by the company, PETRA, or their affiliates.

CERTAIN RISKS AND OTHER MATTERS

No assurance is given to the Company will achieve its objectives or that investors will not suffer substantial losses. Prospective investors are cautioned that forward-looking statements are not guarantees of future performance and involve risks and uncertainties. Actual results may differ materially from those in the forward-looking statements as a result of various factors, including, but not limited to, the risk factors set below, and such differences may be material and adverse. The risks discussed below are not exhaustive and other risks not discussed may arise in connection with the Company's business. The risks discussed below are specific to the Company and its business and do not include general business, economic, and investment risk.

INVESTORS SUITABILITY

An investment in the Units involves significant risks and is suitable only for persons of substantial financial means who have no need for liquidity in their investment. The Units are only offered to "accredited investors" as described in "THE OFFERING – Investors; Suitability", Verification of Accredited Investors Status"

RESTRICTIONS ON TRANSFER OF UNITS

The Units have not been registered under the Securities Act or relevant state securities laws and will be subject to the transfer restrictions described in "THE OFFERING – Restrictions on Transfer of Units" herein.

An Investor may not be able to liquidate an investment in the Units because: (i) it may not be possible to find a buyer for the Units because there is not an established market for the Units and no market is expected to develop; and (ii) the sale, transfer or other disposition of the Units will be subject to restrictions imposed by federal and state securities laws. Accordingly, no person should purchase the securities with funds that may need to be converted readily into cash.

START-UP COMPANY

The units will be offered to a limited number of persons who are accredited investors as such is defined in Rule 506 c of the Securities and Exchange Commission. Although the Company's Managers, PETRA, LLC, have been involved in numerous real estate projects as described above and have made substantial preparatory efforts relating to the Company's business, the Company has not yet been formed and has no history. The Company is dependent upon receiving the proceeds from this offering in order to pursue its business plan. There can be no assurance that the Company will ever be profitable or that investors will not suffer a loss of all their investments.

RELIANCE OF KEY PERSONNEL AND LEASES

The Company's success will substantially depend upon the management skills and decisions of its founder and manager, Noah Swank, in particular their ability through the Company, to lease the real estate and realize a return on investment from lease income. There can be no assurance that such management and decisions will result in the Company being profitable or that investors will not suffer a loss of their investment. Further, the loss, for any reason, Noah Swank, would be expected to materially and adversely affect the Company's operations and financial condition.

RESIDUAL VALUE OF THE PROJECT

The value of the Holding Company upon sale, whether forced or voluntary, will depend upon a number of factors, many of which are beyond the control of the Company. Such factors include, but are not limited to, the value of the underlying land, durability of materials, degree of maintenance, the tax treatment applicable to the parties to a sale, and general economic conditions existing at the time of the sale.

MANAGEMENT COMPANY

The Project may be managed by the Management Company, which is owned and operated by Noah Swank and Tylan Dyer. Pursuant to a Property Management Agreement, the Management Company is paid certain fees and expenses as compensation for managing the Project. While the principals of the Management Company intend to charge fees for management services based upon market rates for similar services, as the Management Company is under common control with the Company, there can be no assurance that the terms of the Property Management Agreement or any fees or payments made thereunder will be comparable to market rates for comparable services.

ADDITIONAL INFORMATION

The Company will make available to any prospective, qualified investor the opportunity to ask questions of and receive answers from the Company concerning the terms and conditions of the offering. Additional information or documents will be available to any offeree upon request to the Company to the extent the Company possesses such information or can acquire such information with reasonable effort or expense. Inquiries regarding the Company or this Statement should be directed to Noah Swank, telephone 3163243.9929 ext. 101 or email nswank@growwithpetra.com.



PETRA, LLC

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growwithpetra.com

PETRA is a fully integrated real estate developer, owner, and operator in the Midwest and Texas. Our investment strategy strongly focuses on multifamily and other residential asset classes. We are known as trusted advisors to institutions, family offices, and high-net-worth investors. We specialize in identifying, structuring, developing, and operating real estate investments. Our platform is relationship-driven, performance-oriented, and focused on delivering long-term value. Headquartered in Wichita, Kansas, and Chicago, Illinois, we have offices in Kansas City, Missouri, and Dallas, Texas. PETRA has extensive market knowledge, assets, and relationships throughout the Midwest and Sunbelt region.